

5. **2008SP-024G-12**  
Jennings Springs  
Map: 187-00 Parcels: 009, 154, 155, 178  
Southeast Community Plan  
Council District 31 – Parker Toler

A request to change from RS10 to SP-MR zoning for properties located at 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), approximately 4,200 feet east of Nolensville Pike (46.63 acres), to permit the development of 64 single-family, 80 attached cottage, and 40 townhome units, requested by Littlejohn Engineering Associates, Inc., applicant, for Turner Farms, LLC, owner.

**Staff Recommendation: Approve with conditions**

#### **APPLICANT REQUEST - Preliminary SP**

A request to change from Single-Family Residential (RS10) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at 6943 and 6947 Burkitt Road and Burkitt Road (unnumbered), approximately 4,200 feet east of Nolensville Pike (46.63 acres), to permit the development of 64 single-family, 80 attached cottage, and 40 townhome units.

#### **Existing Zoning**

**RS10 District** - RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

#### **Proposed Zoning**

**SP-MR District** - Specific Plan-Mixed Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

#### **SOUTHEAST COMMUNITY PLAN**

**Residential Low Medium (RLM)** RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

**Consistent with Policy?** Yes, the proposed development, at 3.95 units per acre, is consistent with the RLM policy. The RLM policy supports single-family residential uses primarily but also envisions other forms of housing, including the attached cottages and townhomes proposed in the Jennings Springs SP.

**PLAN DETAILS** The SP application consists of two components: the site plan and a pattern book. The site plan provides details of the overall layout of the SP, as well as details of existing conditions, the grading plan, and landscape plan. The pattern book provides additional details of these elements as well as the open space network, bulk standards, and architectural standards.

**Site Access and Street Pattern** The Planning Commission approved a revised preliminary plat for the 153 lot Turner Farms cluster lot subdivision on this property in January 2008. The subdivision included a connection to Burkitt Road and four future connections. The proposed street layout for the SP maintains the general layout of the approved subdivision with two notable exceptions. One of the two connections to the east has been removed. This street was proposed to cross a stream and run through an area with many trees. The street is now proposed to terminate in a cul-de-sac, avoiding the stream crossing and preserving the treed area as open space.

The second change is the proposed conversion of a portion of one street into a pedestrian walkway. The street would end in a T-intersection with a raised central round-about to calm traffic and a community square. Alley access is proposed for all of the townhome units, including the units that will face onto the pedestrian connector. Alley access is also proposed for a number of the single-family and cottage units as well. Sidewalks are proposed on all new streets.

**Open Space Network** The proposed open space network consists of three main elements, including open spaces and buffer yards, pocket parks, and a system of trails and walkways. Two of the three large open

space areas were included in the cluster lot subdivision. These include open space at the entry of the development and a large open space around a natural lake on the western side of the development. The third, as noted above, is a treed area abutting a stream. The subdivision plat had proposed lots in this area but it is now designated as open space. The buffer yards were a requirement of preliminary plat approval.

Pocket parks are proposed to flank the community square at the entry of the pedestrian connector leading to the lake. A series of pedestrian walkways, in addition to the sidewalks, are included. The main pedestrian connector leads from the community square to the lake. A second pedestrian connector provides a break for one long block in the development. This connection was a requirement of the preliminary plat approval. There is also a trail around the lake.

The management and maintenance of the open space network will be the responsibility of the Homeowners' Association that is to be established.

**Residential Units** Three types of residential units are included in the SP. Single-family units are proposed along the northern, eastern and western edges of the property. The layout of these lots has not changed from the preliminary plat. Generally, the applicant proposes these lots to face each other or onto open space. More intense housing units are proposed for the interior and southern portion of the development. Attached cottage units surround townhomes. The townhomes are in the center of the development around the community square. Through the pedestrian connectors and sidewalk system, all units have easy, walkable access to the open space and community square.

**Building Standards** The pattern book contains the bulk standards and the architectural standards. Staff has been working with the applicant to refine both sets of standards. There is some additional clarification required and staff will continue to work with the applicant.

Staff will be responsible for the review and sign-off of the building plans for compliance with the bulk standards. An Architectural Review Committee (ARC) is proposed to review and sign-off on architectural details. The ARC will be a committee of the Homeowners' Association.

The bulk standards include elements such as building height, setbacks, encroachments, parking, building orientation, finished floor elevations, screening of utility boxes on the street side of the lots, and front and rear loaded standards. These elements are including in the Regulating Plan.

The architectural standards include building materials, building rhythm, articulation, and variations in the buildings to provide interest and diversity. Approval of the architectural standards is included in the approval of the SP. The proposed ARC would be responsible for implementing these standards. Any modifications to the architectural standards will require staff review and approval.

Included in the responsibilities of the ARC is the implementation of the landscape and amenity standards. As in the case of the architectural standards, any modifications to the landscape and amenity standards would need to be reviewed and approved by staff.

**Parking** Two parking spaces per unit are included in the SP. In addition, there are a number of guest parking areas associated with the townhome and attached cottage units. In order to avoid parked cars hanging over sidewalks or into alleys, all driveways will be less than 5 feet or more than 20 feet in length.

**Infrastructure Deficiency Area** The Planning Commission has adopted an "Infrastructure Deficiency Area" (IDA) as part of the Southeast Community Plan. The IDA identifies an area where the Commission has determined that infrastructure is insufficient to accommodate expected new development in the area.

The site for the Jennings Springs SP has been determined to be in the IDA. The applicant will be required to provide approximately 606 linear feet of roadway improvements within the IDA.

**STORMWATER RECOMMENDATIONS** Preliminary SP approved.

Note: A Department of Army / United States Fish and Wildlife permit (with Biological Assessment) may be required for this site (discharging into a tributary to the Mill Creek drainage basin).

**WATER SERVICES RECOMMENDATION** Preliminary approval.

**FIRE MARSHAL RECOMMENDATION** Before a plat for 1 or 2 families can be approved plans showing water mains, fire hydrants, the proposed flow from the fire hydrant with the highest elevation and most remote in this project, street access and topographic elevations shall be provided

Provide Civil Plans which show water mains, fire hydrants, the proposed flow from the fire hydrant with the highest elevation and most remote in this project, street access and topographic elevations.

One & two family final plat plans must show results from fire hydrant(s) flow test, performed within 6 months with a minimum of 1000 gpm @ 20 psi available at hydrants, for buildings up to 3600sq. ft.to be approved for fire hydrant flow requirements.

**NES RECOMMENDATION**

- 1) Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments).
- 2) Developer drawing should show any existing utilities easements on property and the utility poles on the property/r-o-w.
- 3) 20-foot easement required adjacent to all public rights of way and all NES conduits shall lie inside a public utility easement (width to be determined).
- 4) NES can meet with developer/engineer upon request to determine electrical service options.
- 5) NES needs any drawings that will cover any road improvements that Metro PW might require.
- 6) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules.
- 7) NES needs load information and future plans or options to buy other properties (over all plans).
- 8) Developer to provide high voltage layout for underground conduit system and proposed transformer locations for NES review and approval.
- 9) Any 3 phase load in any of the phases?
- 10) NES's existing line shall remain in the center of a 30' public utility easement.

**PUBLIC WORKS RECOMMENDATION** Proposed plan appears to be located in Planning's IDA policy area.

The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

Document sight distance at project entrance, and that adequate site distance is available per AASHTO for the posted speed limit.

**Typical Uses in Existing Zoning District: RS10**

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Single family detached (210)	19.51	3.7	72	769	60	80
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**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached(210 )	19.51	n/a	17	204	22	22

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230 )	19.51	n/a	120	1230	94	127

**Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+65	+665	+56	+69

**METRO SCHOOL BOARD REPORT**

**Projected student generation**     19 Elementary   11 Middle     11 High

**Schools Over/Under Capacity** Students would attend Maxwell Elementary School, Marshall Middle School, or Cane Ridge High School. Maxwell Elementary School has been identified as being over capacity by the Metro School Board. There are Elementary Schools with capacity in the cluster.

**Fiscal Liability** The fiscal liability for 19 elementary students is \$380,000. This is for informational purposes to show the potential impact of this proposal. It is not a staff condition of approval. This information is based upon data from the school board last updated August 2008.

**STAFF RECOMMENDATION** Staff recommends approval with conditions.

**CONDITIONS**

1. This SP is limited to single-family, attached cottages and townhome residential use.
2. Prior to recording of the final plat, the IDA requirements must be completed or bonded.
3. Prior to final plan approval all requirements of the Public Works Department shall be met.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the single family portion of the property shall be subject to the standards, regulations and requirements of the RS7.5 zoning district and the multi-family portion of the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of

- the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
  7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, (6-0) *Consent Agenda*

**Resolution No. RS2008-190**

**“BE IT RESOLVED** by The Metropolitan Planning Commission that 2008SP-024G-12 is **APPROVED WITH CONDITIONS. (6-0)**

**Conditions of Approval:**

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2. Prior to recording of the final plat, the IDA requirements must be completed or bonded.
3. Prior to final plan approval all requirements of the Public Works Department shall be met.
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7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**The proposed SP-MR district is consistent with the Southeast Nashville Community Plan's Residential Low Medium policy which is intended for residential development with a density between 2 and 4 dwelling units per acre."**